

# **CHATTANOOGA HISTORIC ZONING COMMISSION**

## **MINUTES**

**May 16, 2019**

The duly advertised meeting of the Chattanooga Historic Zoning Commission was held on May 16, 2019, at 9:30 p.m. at the Development Resource Center, Conference Room 1A. Chair Steve Lewin called the meeting to order. Secretary Rosetta Greer called the roll and swore in all those who would be addressing the Committee. Chair Steve Lewin explained the rules of procedures and announced that the meeting is being recorded.

**Members Present:** Chair Steve Lewin, Vice Chair Melissa Mortimer, David Bryant, Rachel Shannon, Hannah Forman, Matt McDonald, Lee Helena and Skip Pond.

**Members Absent:** None.

**Staff Members Present:** Development Review Planner Sarah Robbins, Secretary Rosetta Greer, City Attorneys: Melinda Foster and Robert Robertson.

**Applicants Present:** Bryan Bledsoe, Kenneth Turner, Travis R. Kazmierzak, Nicole McDermid and Chris Anderson.

**Planner Sarah Robbins informed the community and Commission that Case #19-HZ-00057 – 950 Vine Street has been deferred by staff due to insufficient information on the application.**

**Chairman Steve Lewin explained the rules of procedures.**

**Secretary Rosetta Greer called the roll and swore everyone in who would address the Commission.**

**Approval of Minutes:** Steve Lewin made a motion to approve March 2019 and April 2019 meeting minutes. Rachel Shannon seconded the motion. All in favor, the motion was unanimously approved.

**Attorney Melinda Foster explained the process for deferral authority from the Commission only in the case of not having sufficient information for the Case being reviewed.**

**OLD BUSINESS: NONE**

**NEW BUSINESS:**

**Case #19-HZ-00054 – 222 Eveningside Drive – COA (19-HZ-00012) revision: siding & door changes**

**Project Description:**

The applicant, Dwell Designed Construction, has applied for the following work:

- Siding material
  - Hardi Shake (on front and around sun-porch) replace aluminum siding,
  - Hardi lap on all other additional sides
- Completion of original items approved through COA 19-HZ-00012

The applicant, Bryan Bledsoe – Dwell Designed Construction, presented additional materials to the Commission, Staff and the community. The presented materials are not on staff's PowerPoint presentation but has been filed with the application.

**There were comments from the community.**

**Jennifer Jewett**, of 125 Eveningside Drive, sent an email to Planner Sarah Robbins in opposition and noted the proposed siding changes as her main concern. The email has been filed with the case's application packet.

**Paige McVity**, of 121 Morningside Drive, addressed the Commission in opposition stating that the proposed siding changes were her main concern.

**Eric Smith**, of 209 Eveningside Drive, addressed the Commission in opposition with the proposed siding changes as his main concern.

**John Brennan**, of 215 Morningside Drive, addressed the Commission in support of the siding change request.

**Discussion:** A discussion was had between the Commission members. Rachel Shannon made a motion to approve Case 19-HZ-00054: 222 Eveningside Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the Ferger Place Guidelines, approval subject to any and all conditions. David Bryant seconded the motion. 7 in favor and 1 opposed, the motion carried to approve.

The following conditions were noted: Exterior siding on front of home and wrapping screen porch must be changed to either wood lap siding matching original, or cedar shake, consistent with COA 19-HC-00012. Vent must either mimic original size and shape, or if top remains angled, it must match the roof slope. Front door must be changed to wood 12 lite door, similar to the original door.

Community members asked staff about the process and procedures for maintenance for the Ferger Place Neighborhood. Planner Sarah Robbins noted to call staff and or visit

the Historic Zoning website for questions or more information regarding the process for COA applications.

**Case #19-HZ-00055 – 4512 Alabama Avenue – Deck repair/replace & roof addition over deck**

**Project Description:**

The applicant, Kenneth Turner, has applied for the following work:

- Replace rear deck boards and railing with treated lumber.
- Build a roofed structure over a portion of the existing rear deck, with materials to match the house
- New lighting and ceiling fan

There were no comments from the community.

**Discussion:** A discussion was had between the Commission members. Rachel Shannon made a motion to approve Case 19-HZ-00055: 4512 Alabama Avenue, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Lee Helena seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: New roof to be constructed in a way that does not damage existing historic flare element in any way. New roof may be shingle or metal. New lighting and fan to be staff approved.

**Case #19-HZ-00056 – 1404 West 54<sup>th</sup> Street – Front & side fences**

**Project Description:**

The applicant, Travis Kazmierzak, has applied for the following work:

- Front yard 4 feet tall transparent design wood fence
- Side yard 6 feet tall privacy wood fence

There were no comments from the community.

**Discussion:** A discussion was had between the Commission members. Lee Helena made a motion to approve Case 19-HZ-00056: 1404 West 54<sup>th</sup> Street, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any

and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted: Final fence design subject to staff approval.

Planner Sarah Robbins restated that Case #19-HZ-00057: 950 Vine Street was deferred by staff due to insufficient information.

Case #19-HZ-00058 – 5405 Ansley Drive – New construction of primary structure, walkway & driveway

**Project Description:**

The applicant, Chris Anderson, has applied for the following work:

- New construction of primary structure, walkway and driveway

There were no comments from the community.

**Discussion:** A discussion was had between the Commission members. Lee Helena made a motion to approve Case 19-HZ-00058: 5405 Ansley Drive, as submitted pursuant to the Chattanooga City Code, Chapter 10, Article II, Section 10-15e and pursuant to the St. Elmo Design Guidelines, approval subject to any and all conditions. Melissa Mortimer seconded the motion. All in favor, the motion was unanimously approved.

The following conditions were noted:

1. On front of house, remove the gabled dormers, and narrow the shed dormer by 12 inches on both sides.
2. The depth of the front porch should be a minimum of 6 feet.
3. The front door should be a single door, not a double, but can add sidelights subject to staff approval.
4. Stairs and handrails should be widened to meet the columns on the sides of the stairs.
5. Door and window trim should be 4 inches minimum for entire house.
6. Eaves overhang should be 12 inches.
7. On the rear of the house, finished grade should not exceed 6 feet below the top of the first finished floor.
8. This COA negates previous COA 18-HZ-00202.

**OTHER BUSINESS:** NONE

**NEXT MEETING DATE:** June 20, 2019 (application deadline is May 17, 2019 at 4 p.m.).

**Melissa Mortimer made a motion to adjourn.**

The meeting was adjourned at 12:06 p.m.

  
\_\_\_\_\_  
Steve Lewin, Chair

6-20-2019  
\_\_\_\_\_  
Date

  
\_\_\_\_\_  
Rosetta Greer, Secretary

6-20-2019  
\_\_\_\_\_  
Date